

**Amend UDO Subchapter: Use Regulations (151.111 Use Table) to read as follows:**

Use Category	Use Types	Residential												Non Residential						Use Standard	CUP Decision
		A G	R E	E	R 1	R 2	R 3	R 4	R 4 A	R 5	R 6	R R	G O	L C	R C	G C	L I	I I	O S		
Warehousing and Freight Movement	Dredging Material Stockpiling and Processing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	§§151.112 (BB)	ZBA

**Amend UDO Subchapter: Use Regulations (151.112) to include the following Section 151.112(BB) Dredging Material Stockpiling and Processing subsequent numbering accordingly to read as follows:**

**151.112(BB) Dredging Material Stockpiling and Processing (Warehousing and Freight Movement)**

**151.112(BB)(1) Dimensions**

All sites located in residential, AG and OS zones shall have a minimum area of 200,000 square feet. However, staff may recommend the approval of a smaller site, if exceptional site characteristics and/or application conditions would mitigate any adverse impacts on the surrounding area, as part of the Conditional Use Permit (CUP) process.

**151.112(BB)(2) Site Plan Review**

The use shall be subject to the Site Capacity Calculation/Site Plan Review procedures of UDO Subchapter: Site Capacity, Site Plan Review and Natural Resource Protection (151.070). Site Capacity/Site Plan Review shall be conducted concurrently with any required Conditional Use Permit review. The site plan shall include:

- Access/egress point(s); parking areas
- Any buildings, structures or fixed equipment
- The extent of paved or impervious surfaces
- Material tipping/receiving areas, material processing areas, areas of proposed material stockpiling and material loading areas
- Fencing, berm or screening features.
- A site restoration plan
- Any phasing of activity and associated restoration plans

**151.112(BB)(3) Access**

For properties without an approved access location, evidence that an access permit can be obtained, for the proposed use, from the highway authority or having jurisdiction. For properties with a previously approved access location, evidence from the highway authority having jurisdiction that the existing access point is sufficient to serve the proposed use; if the existing access is insufficient to handle weight or traffic volumes generated by the proposed use, evidence that a new access permit can be obtained, for the proposed use, from the highway authority or having jurisdiction.

For properties with an access location onto a private road, evidence that permission can be obtained, for the proposed use from: 1) homeowners' association-HOA-having responsibility for maintenance of the private road, or 2) a majority of the property owners fronting the access road in the absence of an active association. Applicants must also show that they have or can obtain access permits from the highway authority which has jurisdiction over the road onto which the private road terminates, as outlined in the preceding paragraph.

**151.112(BB)(4)      Permission to use the Property**

The application must include a signed, written permission from the owner of or the agency having jurisdiction over the subject property or properties.

**151.112(BB)(5)      Operating Standards**

The applicant shall provide an operating plan. The operating plan shall, at a minimum, contain the following information:

- a. Number of employees anticipated at the facility
- b. Proposed hours of operations for receipt of material and for processing and shipment of material
- c. Proposed daily average / maximum volume (in tons) of material to be received at the facility
- d. Identification of the maximum number of vehicles (by vehicle type) proposed to utilize the facility on a daily basis
- e. Description of any processing equipment proposed to be utilized to prepare the material for stockpiling or shipment and the location and design of any noise-buffering elements, sheltering and operating controls to minimize noise impacts
- f. Description of operating methods employed to control odor, accidental combustion of material, disease vectors, dust, and litter
- g. Description of the method and equipment utilized to load recyclable and non-recyclable general construction or demolition for shipment from the facility
- h. Specification of typical and maximum anticipated height of stockpiled dredging material and debris ~~recyclable construction or demolition for each recyclable material by type~~. Identification of the buffering and/or screening measures employed to minimize the visual impact of the proposed stockpiles from surrounding land uses.

**151.112(BB)(6)      Other Conditions**

The CUP may establish, as necessary, reasonable conditions that regulate activity on the site including but not limited to:

- a. Hours and days of operation

- b. Vehicle trips generated per day
- c. Noise and dust emissions

***Amend UDO Subchapter: Use Regulations (Table 151.114: Temporary Uses Table) to read as follows:***

Use Types		A G	R E	E	R 1	R 2	R 3	R 4	R 4 A	R 5	R 6	R R	G O	L C	R C	G C	L I	I I	O S
Material Staging, Stockpiling, and Processing (see §§151.114(S))	Material Staging	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Material Stockpiling and Processing (on residential lots 200,00 sq. ft. or more) <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

<sup>1</sup>200,000 square feet shall be required; however, a smaller site area may be approved by the Director, in consultation with the MDT team, if exceptional site characteristics and/or application conditions would mitigate any adverse impacts on the surrounding area.

***Amend UDO Subchapter: Use Regulations, section 151.114 to include the following subsection 151.114(S) Material Stockpiling, Staging, and Processing and modify subsequent numbering accordingly to read as follows:***

#### **151.114(S) Material Stockpiling and Processing**

Temporary material stockpiling and processing shall be subject to the following standards:

##### **151.114(S)(1) Permitting and Public Outreach**

The use shall be subject to a both Site Development and Temporary Use Permit processes. Following application submittal, staff will determine whether Public Information Meeting would be required. A staff administered meeting may be held to gather information and feedback, as well as offer an opportunity for the public to learn about the use.

##### **151.114(S)(2) Director Approval**

Approval of the Temporary Use Permit is contingent on the Planning, Building, and Development Department Director's approval. If a specific proposed site requiring a Temporary Use Permit presents an unreasonable risk to public health, safety or welfare, the Director shall have the authority to deny the request.

##### **151.114(S)(3) Maximum Length of Permit**

Temporary Use Permits shall be limited to a maximum two (2) year period of time. However, the permit may be renewed in increments of up to two (2) years in the absence of a pattern of credible complaints. In consideration of any such permit renewal, the Director may require a Public Information Meeting to obtain additional input, as appropriate.

**151.114(S)(4)     Access**

For properties without an approved access location, evidence that an access permit can be obtained, for the proposed use, from the highway authority having jurisdiction. For properties with a previously approved access location, evidence from the highway authority having jurisdiction that the existing access point is sufficient to serve the proposed use; if the existing access is insufficient, evidence that a new access permit can be obtained, for the proposed use, from the highway authority having jurisdiction.

For properties with an access location onto a private road, evidence that permission can be obtained, for the proposed use from: 1) homeowners' association-HOA-having responsibility for maintenance of the private road, or 2) a majority of the property owners fronting the access road in the absence of an active association. Applicants must also show that they have or can obtain access permits from the highway authority which has jurisdiction over the road onto which the private road terminates, as outlined in the preceding paragraph.

**151.114(S)(5)     Permission to use Property**

The application must include a signed, written permission from the owner of, or the agency having jurisdiction over, the subject property or properties

**151.114(S)(6)     Site Restoration Plan**

A site restoration plan must be submitted to and approved by the County.

The exact termination date for the completion of operations and the restoration of the site shall be established in the Temporary Use Permit review process and imposed at the time of approval based upon the estimated length of time the operation will be conducted.

**151.114(S)(7)     Operating Standards**

The applicant shall provide an operating plan. The operating plan shall, at a minimum, contain the following information:

- a. Number of employees anticipated at the facility
- b. Proposed hours of operations for receipt of material
- c. Proposed daily average / maximum volume (in tons) of material to be received at the facility
- d. Identification of the maximum number of vehicles (by vehicle type) proposed to utilize the facility on a daily basis.
- e. Description of any equipment proposed to be utilized to prepare the material for stockpiling or shipment and the location and design of any noise-buffering elements, sheltering and operating controls to minimize noise impacts.

- f. Description of operating methods employed to control odor, accidental combustion of material, disease vectors, dust, and litter
- g. Description of the method and equipment utilized to load recyclable and non-recyclable general construction or demolition for shipment from the facility
- h. Specification of typical and maximum anticipated height of stockpiled dredging material and debris ~~recyclable construction or demolition for each recyclable material by type~~. Identification of the buffering and/or screening measures employed to minimize the visual impact of the proposed stockpiles from surrounding land uses.

**151.114(S)(8)     Other Conditions**

The Temporary Use Permit may establish, as necessary, reasonable conditions that regulate activity on the site including but not limited to:

- a. Hours and days of operation.
- b. Vehicle trips generated per day.
- c. Noise and dust emissions.

***Amend UDO Subchapter: Definitions/Terms Defined (151.271) to read as follows:***

**Dredging Material**

Material, including sediments and debris, which are excavated or dredged from the bottom of lakes, rivers, ponds, channels and other water bodies.